145.0	0004	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	689,300 /	689,300
					USE VALUE:	689,300 /	689,300
					ASSESSED:	689,300 /	689,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
263		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PETERSON SCOTT L--ETAL	
Owner 2:	PETERSON MICHELLE R	
Owner 3:		
Street 1:	263 HIGHLAND AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,450 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Wood Shingle Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4450.000	238,200	8,300	442,800	689,300
Total Card	0.102	238,200	8,300	442,800	689,300
Total Parcel	0.102	238,200	8,300	442,800	689,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 552.32 | /Parcel: 552.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	238,200	8300	4,450.	442,800	689,300	689,300	Year End Roll	12/18/2019
2019	101	FV	199,400	8500	4,450.	415,100	623,000	623,000	Year End Roll	1/3/2019
2018	101	FV	199,400	8500	4,450.	343,200	551,100	551,100	Year End Roll	12/20/2017
2017	101	FV	199,400	8500	4,450.	315,500	523,400	523,400	Year End Roll	1/3/2017
2016	101	FV	199,400	8500	4,450.	287,800	495,700	495,700	Year End	1/4/2016
2015	101	FV	187,100	8700	4,450.	282,300	478,100	478,100	Year End Roll	12/11/2014
2014	101	FV	187,100	8700	4,450.	262,400	458,200	458,200	Year End Roll	12/16/2013
2013	101	FV	187,100	8700	4,450.	249,600	445,400	445,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOONSTRA PETER/	23528-164		8/12/1993		185,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2013	828	Solar Pa	20,000					
1/3/2008	7	Att. Gar	27,000	C		G9	GR FY09	reconstruct garage
8/20/2007	719	Demo gar	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	MEAS&NOTICE	HS	Hanne S
7/15/2013	Info Fm Prmt	EMK	Ellen K
1/26/2009	Measured	372	PATRIOT
9/11/2008	Fieldrev-Chg	BR	B Rossignol
12/1/1999	Mailer Sent		
11/15/1999	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4450		Sq. Ft.	Site		0	80.	1.24	9									442,800						442,800	

Total AC/HA: 0.10216 | Total SF/SM: 4450 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 442,800 | Spl Credit | Total: 442,800

PRINT

Date	Time
12/11/20	01:30:48

LAST REV

Date	Time
01/02/18	08:23:37

ekelly

PAT ACCT. 11330

User Acct

95015

GIS Ref

GIS Ref

Insp Date

12/01/17

!11330!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	95015
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	83750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	292612
Depreciation:	54426
Depreciated Total:	238186

COMMENTS

ATC OPEN TO FFL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

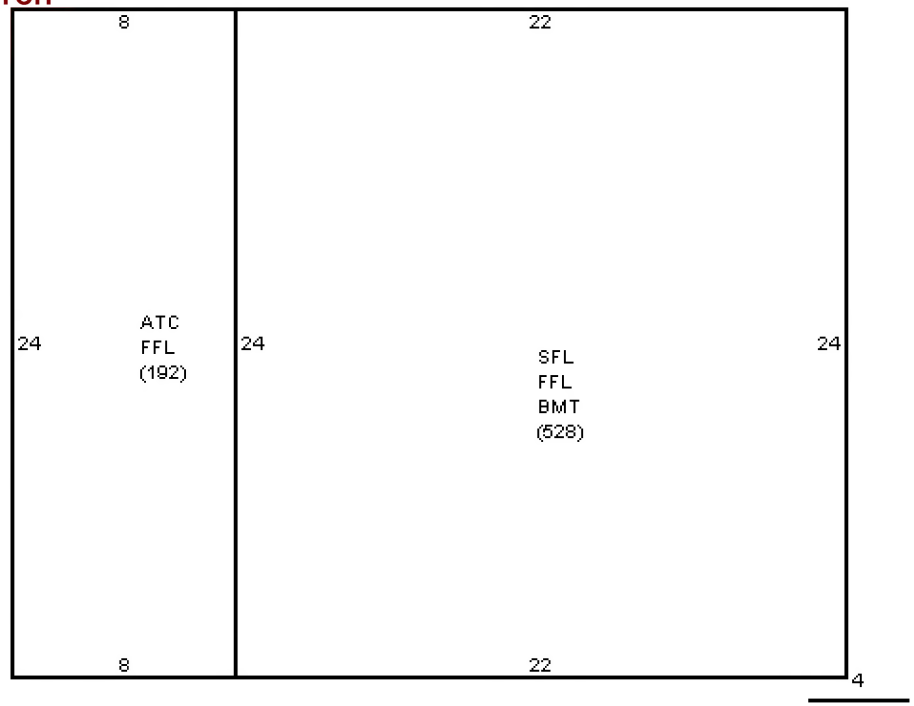
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	129.25
Final Total:	238200	Val/Su SzAd	181.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	720	141.740	102,050
BMT	Basement	528	42.520	22,451
SFL	Second Floor	528	141.740	74,837
ATC	Attic	67	141.740	9,525
	Net Sketched Area:	1,843	Total:	208,863
Size Ad	1315.2	Gross Are	1968	FinArea 1248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

145.0-0004-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X22	G	GD	2008	28.90	T	6.6	101			8,300			8,300

More:	N	Total Yard Items:	8,300	Total Special Featues:	Total: 8,300